

**ATTACHMENT J16**

# Laughlin AFB Natural Gas Distribution System

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**Table of Contents**

<b>LAUGHLIN AFB NATURAL GAS DISTRIBUTION SYSTEM.....</b>	<b>I</b>
<b>J16 LAUGHLIN AFB NATURAL GAS DISTRIBUTION SYSTEM.....</b>	<b>J16-1</b>
J16.1 LAUGHLIN AFB OVERVIEW.....	J16-1
J16.2 NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION.....	J16-2
J16.2.1 Natural Gas Distribution System Fixed Equipment Inventory.....	J16-2
J16.2.1.1 Description.....	J16-2
J16.2.1.2 Inventory .....	J16-3
J16.2.2 Natural Gas System Non-Fixed Equipment and Specialized Tools .....	J16-3
J16.2.3 Natural Gas Distribution System Manuals, Drawings, and Records.....	J16-3
J16.3 SPECIFIC SERVICE REQUIREMENTS.....	J16-4
J16.4 CURRENT SERVICE ARRANGEMENT.....	J16-4
J16.5 SECONDARY METERING.....	J16-5
J16.5.1 Existing Secondary Meters.....	J16-5
J16.5.2 Required New Secondary Meters.....	J16-6
J16.6 SUBMITTALS.....	J16-6
J16.7 ENERGY SAVING PROJECTS.....	J16-7
J16.8 SERVICE AREA.....	J16-8
J16.9 OFF-INSTALLATION SITES.....	J16-8
J16.10 SPECIFIC TRANSITION REQUIREMENTS.....	J16-8
J16.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES.....	J16-8

**List of Tables**

Fixed Inventory.....	J16-3
Spare Parts.....	J16-3
Specialized Vehicles and Tools.....	J16-3
Manuals, Drawings, and Records.....	J16-4
Existing Secondary Meters.....	J16-5
New Secondary Meters.....	J16-6
Service Connections and Disconnections.....	J16-8
System Deficiencies.....	J16-8

# J16 Laughlin AFB Natural Gas Distribution System

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## J16.1 Laughlin AFB Overview

Laughlin AFB, located 7 miles east of Del Rio in Val Verde County, Texas, is an Air Education and Training Command (AETC) installation that functions primarily as a pilot training base. The host command is the 47th Flying Training Wing (47 FTW), which conducts Specialized Undergraduate Pilot Training (SUPT) for U.S. and international pilots. Laughlin AFB also hosts a number of tenant units, including:

- Base Commissary and Base Exchange
- American Red Cross
- Air Force Office of Special Investigations
- Defense Investigative Service
- Defense Reutilization and Marketing Office
- U.S. Army Corps of Engineers
- U.S. Postal Service

The Main Base occupies 4,516 acres and contains 528 buildings enclosing approximately 2.3 million square feet (sf).<sup>1</sup> Laughlin AFB has three parallel runways, and approximately 260 functional aircraft are assigned to the 47 FTW. Unincorporated Val Verde County to the east borders the Base, west, and south and by Interstate 90 and a Union Pacific Railroad line to the north. The Base has a total population of approximately 3,100, including military personnel and civilian employees. Laughlin AFB's annual payroll is approximately \$95 million (combined military and civilian) and the Base is estimated to contribute approximately \$20.5 million to the local economy through civilian employment, contracting, and purchases from local businesses.

The Base was established in 1942 as the Army Air Force Advanced Flying School. It was closed temporarily after the end of World War II, but reactivated as Laughlin AFB during the Korean Conflict. Laughlin AFB has been a SUPT installation since 1962. New facilities have been added or upgraded throughout the years to accommodate changing missions and new aircraft, and consolidation of SUPT activities due to BRAC is expected to increase the number of pilots training at Laughlin AFB. Current mission plans, however, do not call for expansion of the airfield or cantonment. Laughlin AFB's facilities and airfield cover just over half of the 4,500-acre Main Base, leaving more than 2,000 acres of recreational areas and open space.

Most of the planned capital improvement projects involve upgrades or repairs to the existing facilities. Key new projects planned for the Base are:

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<sup>1</sup> The nonresidential structures include offices, industrial maintenance and repair facilities, flight operations structures, and community service facilities (e.g., the clinic). Military housing units comprise 330 of the 540 on-base structures, and include single-family residences, dormitories, and Temporary Lodging Facilities (TLFs).

- Corrosion Control Facility
- Security Forces Squadron
- JPATS Beddown
- Gas Station
- ERRC
- Gymnasium

These projects, if implemented, will increase the total square footage of buildings on base by approximately 4 percent.

## J16.2 Natural Gas Distribution System Description

### J16.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Laughlin AFB natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be established in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the natural gas distribution system privatization are:

- None

#### J16.2.1.1 Description

PG&E Texas supply natural gas to Laughlin AFB through facilities of West Texas Gas, Inc. A 6-inch-diameter, 60 pound per square inch (psig) pipeline feeds the Base's only regulator station, which is located on the golf course. Natural gas is used to meet space and water heating requirements for the Base, primarily in buildings. There are no natural gas fired air conditioners or compressed natural gas (CNG) fueling stations on Base.

Approximately half the system is uncoated carbon steel pipe installed in the mid-1950s with no cathodic protection. The other half is polyethylene (PE) piping that replaced carbon steel pipe in the early to mid-1990s. The distribution system is looped so that, in nearly all locations, buildings can be fed from at least two different paths.

The system operates at one pressure Base wide (16 to 19 pounds per square inch gauge—psig). Mains range from 2 to 6 inches in diameter, and service lines range from 3/4 to 1 inch. There is one gate-pressure-reducing (i.e., regulator) station, owned and operated by West Texas Gas (not transferred under this contract.) There is one regulator station, owned by the Air Force and operated by East Corporation (under contract to Laughlin AFB) that will be transferred under this contract. Each building has at least one regulator to lower the

gas pressure for equipment and appliance use (i.e., 7 inches of water to 1 psig). Some buildings have gas meters, which were installed for internal charging and energy management purposes.

### J16.2.1.2 Inventory

**Table 1** provides a general listing of the major natural gas distribution system fixed assets for the Laughlin AFB natural gas distribution system included in the sale.

TABLE 1  
Fixed Inventory  
*Natural Gas Distribution System, Laughlin AFB*

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<u>PE Gas Pipe</u>	4	21,395	lf	1995
	2	38,655	lf	1995
<u>Steel Gas Pipe</u>	4	26,320	lf	1960
	2	7,500	lf	1960
<u>Steel Plug Valves</u>	4	53	ea	1960
	2	15	ea	1960
<u>PE Ball Valves</u>	4	43	ea	1995
	2	78	ea	1995
<u>Large Regulators</u>		2	ea	1985
<u>Small Regulators</u>		540	ea	1985
<u>Large Meters</u>	1 psi	9	ea	1985
<u>Small Meters</u>	7 in. H <sub>2</sub> O	34	ea	1985
Notes:	PE = polyethylene ea = each	in. = inches psi = pounds per square inch	lf = linear feet	

### J16.2.2 Natural Gas System Non-Fixed Equipment and Specialized Tools

**Table 2** lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the sale. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2  
Spare Parts  
*Natural Gas Distribution System, Laughlin AFB*

Qty	Item	Make/Model	Description	Remarks
	No spare parts are included in the privatization of this utility system.			

TABLE 3  
Specialized Vehicles and Tools  
*Natural Gas Distribution System, Laughlin AFB*

Description	Quantity	Location	Maker
No specialized vehicles or tools are included in the privatization of this utility system.			

### J16.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

**Table 4** lists the manuals, drawings, and records that will be transferred with the system.

**TABLE 4**  
Manuals, Drawings, and Records  
*Natural Gas Distribution System, Laughlin AFB*

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Natural Gas Distribution
	Records	Recurring Work Program Records	
	Records	Meter reading record book	

## J16.3 Specific Service Requirements

The service requirements for the Laughlin AFB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Laughlin AFB natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- Leak detection surveys shall be performed IAW the Texas Railroad Commission (RRC) and 49 CFR 192 standards and frequencies. Laughlin Air Force Base is classified as a business district for the purpose 49 CFR 192.
- The Contractor shall provide monthly meter reading reports IAW Paragraph J16.6, and that meet the following requirements:  
The Contractor shall keep meter books with monthly consumption and demand (if applicable) for each meter reading. Meter books shall also include building address or facility number, meter number, previous month readings, current month readings, multipliers for each meter, total monthly consumption, points of contact for meter questions, and procedure for converting meter reads into consumption (including multipliers). The Contractor shall coordinate with the Government to determine the format for the meter books to be delivered.
- The Contractor shall enter into a Memorandum of Understanding with the Laughlin Air Force Base Fire Department for fire protection of all facilities included in the purchase of the utility. The Contractor shall abide by Laughlin AFB fire protection requirements. The Contractor shall maintain the fire alarm system for all facilities included in the purchase of the utility. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- IAW Paragraph C.9.8, Exercises and Crisis Situations Requiring Utility Support, the Contractor shall provide support as directed by the Laughlin Air Force Base Civil Engineer Control Center for exercises and crisis situations.

## J16.4 Current Service Arrangement

Currently natural gas is supplied to Laughlin AFB by West Texas Gas through PG&E-Valero. Laughlin AFB currently has a peak gas demand of nearly 15,000 thousand cubic feet

(MCF) per month. As noted in Section J16.1, key projects planned for Laughlin may increase the total square footage of buildings on Base by about 4 percent.

## J16.5 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3.

### J16.5.1 Existing Secondary Meters

**Table 5** provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW Paragraph C.3 and J16.6 below.

**TABLE 5**  
Existing Secondary Meters  
*Natural Gas Distribution System, Laughlin AFB*

Building No.	Meter Location	Meter Description
7	Contracting	Natural Gas Meter
8	Doss Aviation	Natural Gas Meter
9	Refueling Maintenance	Natural Gas Meter
77	Supply	Natural Gas Meter
77	Supply	Natural Gas Meter
77	Supply	Natural Gas Meter
100	Base Civil Engineer	Natural Gas Meter
131	Vehicle Maintenance #1 Front	Natural Gas Meter
131	Vehicle Maintenance #2	Natural Gas Meter
201	Survival Equipment	Natural Gas Meter
209	T-38 Washrack	Natural Gas Meter
211	Avionics/PMEL	Natural Gas Meter
241	Data Processing (Key in Building)	Natural Gas Meter
244	Central Boiler and Chiller Plant	Natural Gas Meter
253	Airman's Dining Hall	Natural Gas Meter
255	Unaccompanied Enlisted Qtrs	Natural Gas Meter
256	Unaccompanied Enlisted Qtrs	Natural Gas Meter
257	Book Mark Library	Natural Gas Meter
284	Club XL-Enlisted Annex	Natural Gas Meter
320	Operations Training Complex	Natural Gas Meter
328	Flight Simulator	Natural Gas Meter
352	Commissary	Natural Gas Meter
357	Cactus Bowling Lanes	Natural Gas Meter
375	Hospital	Natural Gas Meter
399	Friendship Pool	Natural Gas Meter
427	Liberty Pool	Natural Gas Meter
460	Temporary Lodging Facility	Natural Gas Meter
468	Housing Management	Natural Gas Meter
472	Club XL #1 – Kitchen	Natural Gas Meter

Building No.	Meter Location	Meter Description
472	Club XL #2 - Bar	Natural Gas Meter
476	Child Development Center	Natural Gas Meter
494	Golf Club	Natural Gas Meter
506	Washrack T-37	Natural Gas Meter
507	Combs Warehouse	Natural Gas Meter
510	Wood Hobby Shop	Natural Gas Meter
525	Auto Hobby Shop	Natural Gas Meter
526	Car Wash	Natural Gas Meter
540	Base Exchange	Natural Gas Meter
499	Golf Course #1	Natural Gas Meter
499	Golf Course #2	Natural Gas Meter
MFH Main	Billeting Area	Natural Gas Meter
MFH Main	Running Track	Natural Gas Meter
MFH2A (Billet2)	MFH Master 2A	Natural Gas Meter
Trailer Park	Trailer Park Master	Natural Gas Meter
T-1	T-1 Hanger	Natural Gas Meter
210	Hanger	Natural Gas Meter
246	Mission Support Squadron	Natural Gas Meter
115	New AAFES Gas Station	Natural Gas Meter
West Gate	Base Master Meter	Natural Gas Meter

### J16.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J16.6 below.

**TABLE 6**

New Secondary Meters

*Natural Gas Distribution System, Laughlin AFB*

Meter Location	Meter Description
MFH – Enlisted housing Area (1 meter for area)	Gas Meter
MFH – Officer Housing Area (1 meter for area)	Gas Meter
All trailer Park Units (54 Units)	Gas Meter
Building 511 – Outdoor Rec.	Gas Meter
Building 235 – Fiesta Center	Gas Meter
Building 390 – Youth Center	Gas Meter
Building 100 – Civil Engineer	Gas Meter
Building 131 – Vehicle Maintenance #2	Gas Meter
Building 211 – Avionics/PMEL	Gas Meter
Building 320 – OTC	Gas Meter
Building 470 – Billeting	Gas Meter
Building 449/450 – UOQ Dorms	Gas Meter
Building 255/256 – UEQ Dorms	Gas Meter

### J16.6 Submittals

The Contractor shall provide the Government submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

*Name: 47<sup>th</sup> CES/CEOE:*

*Address: 251 Fourth Street, Laughlin AFB, TX 78843*

*Phone number: (830) 298-5960*

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for Scheduled and Unscheduled outages:

**Scheduled:** Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

**Unscheduled:** Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

*Name: 47<sup>th</sup> CES/CEOE*

*Address: 251 Fourth Street, Laughlin AFB, TX 78843*

*Phone number: (830) 298-5960*

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the first of each month for the previous month. Meter reading reports shall be submitted to:

*Name: 47<sup>th</sup> CES/CEOE*

*Address: 251 Fourth Street, Laughlin AFB, TX 78843*

*Phone number: (830) 298-5960*

4. System Efficiency Report. The Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. The Contracting Officer will determine the frequency of the report based on Government requirements. System efficiency reports shall be submitted to:

*Name: 47<sup>th</sup> CES/CEOE*

*Address: 251 Fourth Street, Laughlin AFB, TX 78843*

*Phone number: (830) 298-5960*

## J16.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes.



- None

## J16.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Laughlin AFB boundaries.

## J16.9 Off-Installation Sites

No off-installation sites are included in the sale of the Laughlin AFB natural gas distribution system.

## J16.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

**TABLE 7**  
Service Connections and Disconnections  
*Natural Gas Distribution System, Laughlin AFB*

Location	Description
	The Government does not require any connection or disconnections during the transition period.

## J16.11 Government Recognized System Deficiencies

**Table 8** provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Laughlin AFB natural gas distribution system. If the natural gas distribution system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to is actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

**TABLE 8**  
System Deficiencies  
*Natural Gas Distribution System, Laughlin AFB*

Project Identifier/Location	Project Description
	The Government has not identified any deficiencies with this sys tem.